

Analysis of results



GNBA Member Survey
September, 2026

www.giantsneckbeach.org

2026–27 GNBA Member Survey

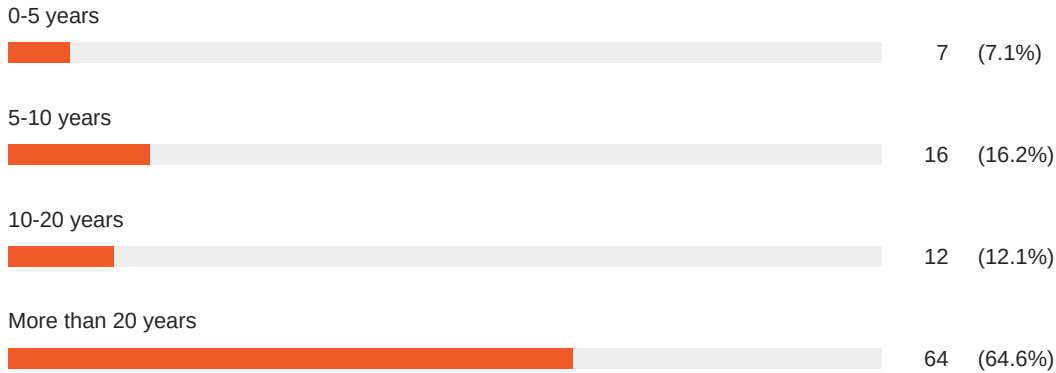
This report presents the results of the 2026–27 Giants Neck Beach Association member survey. It includes 99 confirmed responses, including one paper survey that was added after the initial 98-response report was prepared.

Percentages for each closed-ended question are based on the number of respondents who answered that question. For the communication-tools question, members could select more than one option, so percentages do not total 100%. Written responses are presented as submitted, with only minor corrections for spacing and punctuation where needed for readability.

99 confirmed responses

About Your Household

1. How long have you or your family owned a home in Giants Neck Beach?



Answered: 99 Skipped: 0

Comments:

- Our home - 45 years My family - since 1940
- None
- My wife has lived here for more than 25 years
- In-laws bought the home in 1969. Husband & brother inherited it in 2010. Bought out brother in-law in 2019.
- That time frame is my immediate family. Im not including my husbands family who had owned a cottage for more than 50 tears
- Going on 90 years
- Since the 40s
- over 50 YEARS
- Our family has owned multiple cottages here, the 1st purchased over 75 years ago.
- We love the GNBA community Special place
- My grandfather built the house in 1930 and it has been passed on down to me.
- 19 years
- Moved here in 67, left in 82, back in 2014.
- This was 1 of 5 cottages in 1922
- From the town and love coming home.
- Our family has owned property in GNBA for 80 years. Five generations of our family have appreciated how special GNBA is. In fact, two family members met their wives at Giants Neck, and one family member got married in Niantic. Our family has annual traditions and vacations centered around GNBA.
- Since 1945! 81 years
- I'm already seeing changes that go against some of the reasons I decided to purchase in this association.

- N/A
- My grandfather built in 1938
- Since 1969.
- Since 1947
- Owned the property since 2016. Lived here for 3 years.
- Grandfather bought in 1951
- Have owned home at GNB for 44 years.

2. Do you live in Giants Neck year-round?

Yes



No



Answered: 99 Skipped: 0

Comments:

- Wish I did
- We did live here year round until 2020. But now 6 mnths GNBA/6 mnths FL
- 6 months here
- Live within 30 minutes, check in frequently.
- Come and go during the winter months
- I'd like to see some consideration for use of the clubhouse during the winter season; we are no longer a summer-only community.
- We spend summers here with each family taking blocks of time for their family members ie, each family rotates through the cottage for their 2 week summer vacation
- This is our summer home 6 months out of the year.
- 1999-2017 YEAR ROUND RESIDENTS 2017- PRESENT - PART TIME
- Not yet!
- For many years, Giants Neck was a place of summer cottages. Over the last few years, the demographic of the neighborhood has shifted. More and more people are buying year round residences, which changes the neighborhood (and most of our family feels for the worse).
- Cottage is used by extended family every month of the year.
- We come here on weekends all year long
- I grew up here as a summer resident and now live here year round.
- I am here most weekends year round

3. Do you rent your home out for additional income or to offset your expenses?

Yes



No



Answered: 95 Skipped: 4

Comments:

- short term rentals have the tendency to negatively change the nature of our quaint community.
- Have in the past
- But we are okay allowing rentals
- I read in the minutes of the Board topic regarding limitations on rental days. My husband's family has been at Giants Neck for four generations. The clubhouse respectfully named after his grandmother. Our home is once again a secondary family beachhouse that first, our family enjoys, then we rent. Long term, I will spend more time upon retirement. Summer rentals have "all" been to multigenerational families thus 3-7 days. I am not clear of the difference whether one family rents 7 days or two families split 7 days with shorter rentals. I have communicated in advance with neighbors to let them know when tenants are occupying and made myself available. I work f/time in Niantic and reside 30 minutes away. Our airbnb posting makes guidelines clear and actually steers away anyone interested in a "party house". Our house and the beach were left immaculate by all who rented. Guidelines are posted at the house and GNB guidelines/bylaws and a booklet are left at house. It is understood there will be mishaps, there are mishaps when owners have family visiting or occupying as well. Tenants are not invited back. What is happening is "change" and people do not like change. To say the "fabric" is changing is a clear analysis of a neighbor not use to change next door. Our house has been quiet for 20 years with the elders residing full time. I would remind that when you start limiting to longer term rentals you change a rental direction for homeowners. Many off season rents are 1-3 day weekends- fall foliage, wedding overnight, visitors. Restrictions of long term only rentals could open summer or academic adult student housing or corporate summer (ie summer casino employees). Homeowners cannot discriminate. I would recommend the Board thinks about restrictions you may impose and ramifications. Are rentals really new at GNBA or are we just addressing based on a couple of neighbors surrounding a newly rented home? Respectfully I sign, Christine Lena #293
- Why is this asked, Is there an issue? If so, please inform us as to what the problems are.
- I believe it is essential to maintain the right to do weekly or longer rentals. Firmly against anything less then a week
- WE RENT OUT A FAMILY COTTAGE IN THE SUMMER. DONT NEED FOR INCOME.PAYS EXPENSES & TAXES
- Short term rentals should be a topic for the BOG to address asap!
- We are not opposed to others rental out their cottages and would be opposed to the board trying to regulate that unless it becomes a problem in the future
- We have noticed the number of rental homes have increased and we are concerned regarding short term rentals and potential party houses. Owners can post rules however many times they are overlooked by renters especially short term renters (less than 30 days).
- No but we are considering long term rental options since this is a summer home for us.
- Would never consider renting
- I will in the future

- Our property is and always has been a place for family to gather.
- We do not rent our home, but we support those that choose to.
- This is a poorly written with multiple options not suited to yes/no answer.
- See comments at the end.
- I would like to see some rules governing short term rentals, such as it must be a week at least. I see future problems in this area because next year is a revaluation and property taxes will sufficiently increase the cost of taxes.
- No, but there has definitely been an increase of this. While it is clear that people choose to do this my recommendation is to require "short term" (in this context meaning less than one week) rentals to be strictly posted and managed through private listings on the GNBA website bulletin board as opposed to sites like VRBO and AirBnB and require any AirBnB, VRBO, stays to be at least 7 days in length.
- the home is paid for but rented to long term tenants. question doesn't allow this option.
- As more homeowners live in GNBA year-round, all rentals should be no less than 7 days, preferably at least 14 days and, ideally, academic rentals only. This needs to be enforced.
- I have a rental home that is rented year round.

Your Experience in the Community

4. How satisfied are you living in our community?

1 - Very dissatisfied



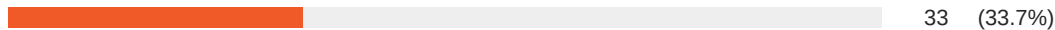
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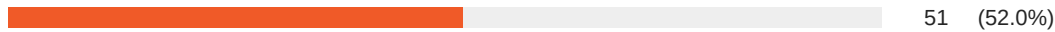
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5 - Very satisfied



Answered: 98 Skipped: 1

Comments:

- substandard properties bring down property values for all and should not be tolerated.
- Could you make it rain less on the weekends?
- Giants Neck is a Beach Association yet the beach gets no love. Why is this beach neglected?
- We are very happy with measures being taken such as cleaning up the wall at the beach
- None
- Love the location & home town feel of community, same people here every summer. Love the socials & appreciate hard work of those on Board & Committees. Upset at recent "no chair" policy on beach. Yes, chairs and all the other crap on the beach got out of control, but this is to the extreme. My husband is 74, we live 2 blocks from beach, we hid (no one could see at all) a chair behind his kayak and it was removed. Just ridiculous. Was told today that a person, male, on Board or Committee was pulling kayaks away from wall to find hidden chairs, ridiculous. You could implement something along the lines of: All chairs etc. off beach by Sunday night when dark, can return on Tuesday. That way the big offenders who left their crap on the beach even when they were not living here (which was the main problem) would have to removed their stuff. ALSO, we need more sand on the beach big time or we will lose the beach!! Bottom of seawall exposed is a big danger!! Steps are dangerous - big drop after last step.
- We need to enforce the right of quiet enjoyment.
- The HOA seems to be mismanaging funds. The dock situation should never have happened under proper financial administration. There needs to be funds invested to replace capital investments that mature over the expected lifespan of the infrastructure to prevent shortcomings from occurring.
- As a family who have enjoyed GNB for almost 60 years, we're protective of our community. While certain standards are NOT always adhered to (3' max hedge height, no 3rd floor living spaces), we're all largely good neighbors. However, I would like attention to be paid to rentals, the number of people allowed in a home at one time, and the same for vehicles parked on-site. Moreover, what penalties are levied? How quickly are they implemented? How are second violations handled?
- Would have rated this as a 5 in past but lately things seem to have become more of a police state. I personally witnessed an individual aggressively threatening several neighbors with police action when they pulled over to briefly watch the

fireworks (they were not blocking the road and stayed in their car so could have easily and quickly moved in an emergency)
This type of harassment is disheartening and should never be allowed

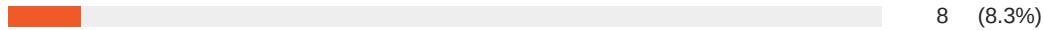
- No longer feels like a community.
- GNB is a special place, one of which we would like to preserve.
- Extremely satisfied! While we are new owners, we have been visiting the community during the summers for the past 10 years. We fell in love with the area over the last decade, and we are thrilled to be owners.
- We are only at gnb part of the time do not feel totally integrated into the community especially among the newest residents.
- I wish the court committee wasn't disbanded and that the times for construction would be consistent with the courts
- The woods at the end of Mamacock Rd, both GNB and GNIC property are encroaching on the road and passageways, respectively. After 50 years of residents taking care of them, it's time for some assistance to limit wildlife and ticks.
- I wish we could allow some updates like golf carts to get around.
- Consensus from our family is that over the last 5-10 years GNBA overall feels less welcoming and less fun. GNBA used to be very kid friendly and neighborly, and it feels less and less that way. We do appreciate the kid friendly events being put on by the association, but some of the other changes (like not being allowed to leave umbrellas or beach toys on the beach overnight) make it harder for parents of young children.
- We miss the "connectedness" the community had when we first came. Group cliques seem to be the norm now.
- Very Satisfied YES but very upset when residents bitch and complain and never offer to help with the issues and the resolve if their needs to be one. Their threats to sue is also quite appalling. They treat the volunteers who serve the Association so rudely and it makes me very upset. They never volunteer for anything and just cast stones and make threats. Shame on them they think they have an entitlement and are always the first to break the rules that benefit themselves.
- I feel this community has changed a lot in the last 40 years. It seems that the sense of the neighborhood is now based more on individual wants instead of what is fair, like quiet enjoyment.
- I appreciate that it is an engaged community governed in a cooperative manner. I enjoy the events and activities offered.
- Up until recently, this score would be a five. Please see following responses for additional clarification.
- Dissatisfied with newer owners coming in and trying to change the place for their personal satisfaction
- This is a great place to live and we should all appreciate that. Some rancor has seemed to seep into our community which is unfortunate although I am not sure how to alleviate that.
- A wonderful caring community.
- Beaches and pond need to be better maintained -- too much seaweed, rocks, pond growth, etc.
- This is a very naturally beautiful neighborhood.
- This place has become the place where our extended family comes to be together
- It has always been a touchstone for my family. A neighbor friendly community, however, in recent years the BOG and new arrivals have felt compelled to add more rules and regulations which has taken away from the neighborhood friendly feel.
- Community has become very divided.
- Very satisfied at GNB except somewhat disappointed that we have recently been discovered by the public primarily via AirBNb and VBRO. The internet has been great for information dissemination among our membership. It's the general public spread of information which has hurt us.

5. How satisfied are you with the transparency of the Board of Governors?

1 - Very dissatisfied



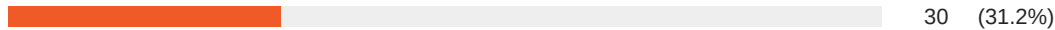
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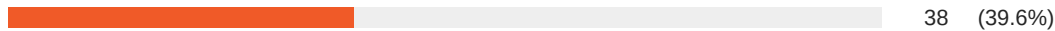
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5 - Very satisfied



Answered: 96 Skipped: 3

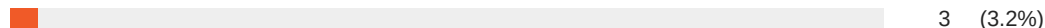
Comments:

- Always room for improvement with any Board.
- I feel decisions are made sometimes without association knowing or voting, such as the beach chairs.
- Sometimes - hard to tell
- None
- There is too much favoritism
- We are very optimistic with the current board. The members seem very informed and do not appear to have any conflicts of interest.
- The BOG went too far enforcing arcane rules about nothing on the walls overnight except boats. It was a mess but should have limited it to chairs and umbrellas (not tents) and a milk crate of misc toys. As I get older it becomes more of a pain to drag my chair and umbrella. Also some of us have mobility issues which adds to the burden. It was not a compassionate or understanding move to issue that order
- See comment above.
- We have access to a lot of information on the GNBA website
- This has been much better over the last several years.
- NEEW BOARD TIME WILL TELL
- Information is provided if residents would attend meetings, take advantage of communication tools, etc.
- Some years ago the transparency was limited. Our past BOG increased the transparency. This board has a very nice mix of members who have lived here and know the history of our community and members who are newer to our community. They bring a different perspective. The two mix well and I see this BOG transparency increasing significantly.
- We are very grateful to the volunteers who do this work but sometimes disappointed when they seemingly go overboard to appease the few complainers rather than find out what the majority of the residents want. The recent threat of confiscation of beach supplies with little warning and little neighborhood input and no community vote is one example where things were done in a somewhat hostile and rushed manner and could have been handled much more gently and diplomatically.

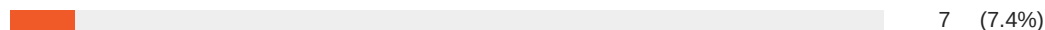
- I do not have enough experience with the Board of Governors yet.
- While I appreciate the effort being made I do not see that the minutes are detailed enough to understand issues.
- The board makes unilateral decisions that are not in the best interest of a majority but rather a small minority especially regarding the courts
- Part of our challenge is being far away and busy with kids.
- The newsletter has been helpful in communicating information, as well as the Facebook page.
- Often feel the community doesn't learn of new potential endeavors in a timely fashion. I felt the BOG functioned differently when I was a BOG member.
- Very satisfied. The new President of the BOG has also come right out and fosters transparency.
- I actually don't know how to stay updated on BOG matters....I am not proficient on email or computers. My granddaughter is helping me do this survey.
- Recent actions by BOG have not resulted in transparency, especially in terms of notices and honoring rules about communications. The vote about the noise ordinance should've been retaken and advertised again as it was done without sufficient notice. This was acknowledged, but never done.
- Despite meeting notices and meeting minutes (in addition to attending meetings). The discussions at meetings appear as though closed door decisions are being made outside of meetings.
- I hope the new board looks at fairness and thinks about how they would feel if they lived next to a problem situation. I think they are off to a good start.
- I appreciate receiving notices and agendas of BOG and committee meetings as well as the timeliness and availability of the minutes of meetings.
- The transparency of the BOG has been good from my perspective in the past however in recent weeks I started examining things more and one thing that concerns me is the significant delay of the posting of meeting minutes from a meeting where an extremely consequential decision was made for many of the residents or property owners in our community (Forced removal of items on the beach after years of no enforcement, not quite at the end of the summer season, and in ways that would come across as targeted or snarky). Traditionally, the meeting minutes have been very detailed, seemingly accurate, and posted quickly. As of 8/30, the meeting minutes for the 8/5 BOG meeting are seemingly in draft form and unavailable on the website. While murmurs of this meeting were documented in the August 2026 Association Meeting, this inconsistency following outward claims of a "unanimous decision" paired with claims of content lacking quantitative specificity comes across as offensive. My questions are, where are the minutes, what was the motion to enforce the rule to remove items from the beach in the manner it was, what was the vote count, and was there any dissent? Additionally, in the "Official Giants Neck Beach" Facebook Page, the ability to comment on "posts", reduces transparency and dialogue. While this could result in bullying or personal attacks to the original poster or others posting, my recommendation for this is as follows: Create an official GNBA BOG profile that posts on behalf of the BOG, doing so would then attribute content not to the individual posting but to the BOG providing a layer of legitimacy as well as privacy, even though it is publicly available through the website who is in the position that would be handling such posts. Ultimately it would cast less on the individual, and more on the board for announcements.
- I appreciate all who volunteer for the position they hold and the professionalism they maintain.
- poor transparency with recent votes and response to community
- The recent "unanimous" vote regarding chairs and beach item removal was a strong indication of the BOG's failure to communicate. First, this was not their decision to make and second it was poorly communicated
- I would expect that there are some discussions among BOG members that remain private as they should be.

6. How satisfied are you with the BOG's response to residents' concerns?

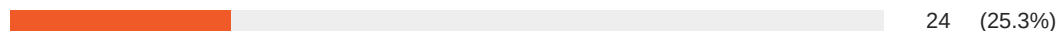
1 - Very dissatisfied



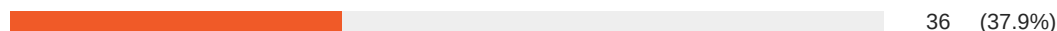
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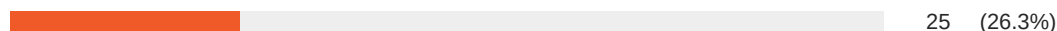
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5 - Very satisfied



Answered: 95 Skipped: 4

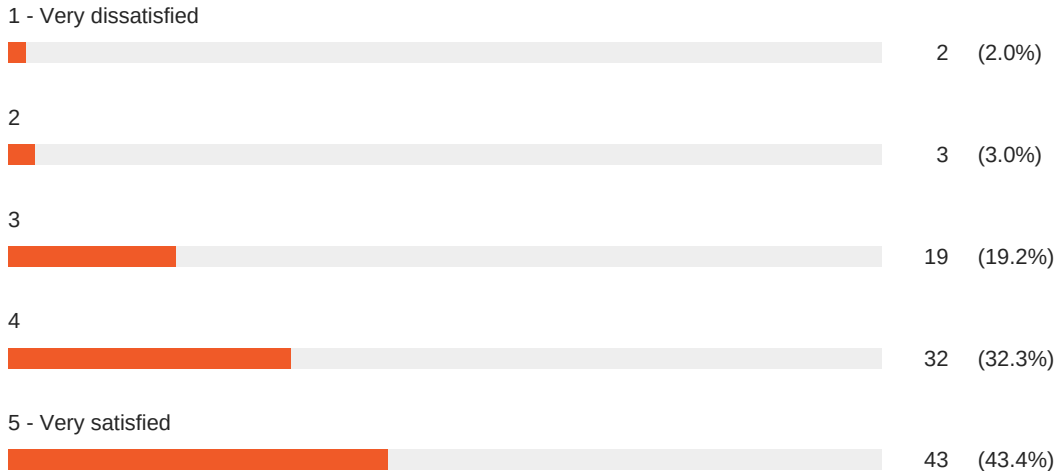
Comments:

- same above: very substandard properties should no longer be tolerated for various reasons.
- I believe that this, and past, boards are very attentive, but a bit slow to action. I wonder that if the board convened in close-session monthly to consider and strategize that it might more more productive in open-session. That said, moving slowly is prudent. One is damned if they do and damned if they don't.
- Depends on the concern/issue.
- None
- Select few get a voice that is listened to
- Depends on the concern. There are many more cars than this community was designed for. Local traffic is moving faster than ever and pedestrians and bicyclers need to take special care. Add to the influx of e-bikes and scooters and we need to slow the entire mess down. Maybe a public parking area? Although I dont know where you would find the space.
- This survey will be of great benefit to members who might not otherwise speak up.
- See above. The no chairs went too far. We finally have kids enjoying the beach and apparently some folks are all about spoiling the fun. GNB is not and has never been a retirement community! Many if not most of us are retired or close but this is a place to be enjoyed by the younger members of our families. We should really look at the use rather than what some perceived as a mess. It's good to see the beach being used. That is why it's there.
- The loud minority has over the past several years has swayed opinion more than the majority
- Again the dock situation is abysmal. The fact that the tennis courts received funds while the dock didn't is incredibly frustrating. The BOG needs to relax on "issues" like chairs on the beach. That has been allowed for literally 100 years
- Not easy to be on the BOG....
- TIME WILL TELL
- Sometimes resident's issues get back burnered or projects don't come full circle to a conclusion.

- I think there are a lot of concerns that have not been addressed in the past. It is early in the life of this BOG. They seem to have a handle on the concerns. I am confident they will address them - but this is a volunteer organization and it will take time.
- Pickleball is another example where the board appeased the few complainers and ignored the many supporters who had ideas and were very willing to discuss and come up with solutions and compromises. For example, mandating the use foam (noiseless) pickleballs during the early morning hours or late evening hours rather than banning play altogether during those hours should have been discussed as an option by the board, but it was never even entertained.
- On some community matters, concerns of a small group appear to be more important than the majority opinion.
- It is hard to know what has been resolved or not. The same issues come up every year... parking, speeding, outsiders on the beaches, liquor on the beach. There is really no one that can be called to report incidents. Being that we aren't there all the time there concern about retaliation if people are called out about something.
- I feel the current BOD is receptive to residents concerns unlike previous years
- The board is often dismissive especially in the case of our resident sex offender that lives within 500 feet of a playground
- I think we attempt to appease instead of allowing the will of the majority to enact rules and regulations
- Neither satisfied nor dissatisfied - very little interaction
- Not too many concerns come up to our knowledge.
- It feels like the more recent policy changes prioritize avoiding complaints from a few people over serving the broader community.
- They address them and again for many of the Residents who feel entitlement and DO NOT welcome change they act very unneighborly.
- It seems that sometimes one outspoken resident's concern gets addressed quickly, and maybe without much conversation or consensus-building among a more representative group of residents.
- See above. BOG has not always followed their own rules about timeliness of responses to requests.
- I've heard from neighbors that the board responds quickly and with consideration when people have emailed or reached out with concerns.
- At times the BOG moves slowly because of fear of lawsuits instead of acting in the greater good of the vast majority of the residents.
- Cleaning the beach of stuff is a good start. I hope they continue the good work. I would like to see the ordinance updated to clear the beach of everything by October 1 and a requirement of removal of stuff prior to a major storm.
- I personally have never had to raise a concern. I do feel though that how the results of this survey are handled my rating would increase in score or decrease in score.
- I am disappointed in the hard line enforcement of the beach chair rule. My belief is that it is always preferable for people to have the opportunity to self regulate first and then step up enforcement as needed afterward.
- communication from and to BOG needs significant improvement
- Some more minor concerns or violation of bylaws traditionally seem to pass on with little effective action. Effective enforcement of all bylaws should be enacted. I wish I had an answer on just how to do this short of hiring an "enforcement officer."

Management, Planning & Communication

7. How satisfied are you with the financial management of the Association?



Answered: 99 Skipped: 0

Comments:

- Excellent treasury and planning management. It does seem that committees are allowed to "pad" their requests because at year-end there are significant unspent funds.
- There is room for improvement regarding reserves. For the size of the association and its assets, our reserves do not cover our capital expenses for ongoing and future maintenance of the club house, beach/pond/GNIC property/rental cottage etc...
- Laurie gives a very good presentation. However, if people don't pay their taxes within a designated time frame, a lien should be placed on their property.
- None
- There are people here who will vote against any increase, but I think the Bog makes the most of what it has.
- Current board members are much more aware of the need to show financial transparency, as well as the need to build a contingency fund for unexpected expenses.
- I have a masters in public policy and administration so I have the authority to speak on the subject.
- tremendous transparency around the budget process. Great information provided.
- Funds spent on the Duck Pond? I still don't see the value as it can still be better cleaned. Moreover, the back pond should be addressed for its own cleanup.
- Great suggestion to invest surplus \$\$\$ in cds several years ago.
- Pressing problems like the erosion of the main beach stairs, duck pond issues, speeding drivers coming into GNB before the duck pond, etc should be prioritized over time spent regulating "problems" that are not even issues (eg) non motorized kiddie boats and kayaks and floating rafts in the swimming area. This has never caused a crowding or safety issue so why turn it into one now?
- Do not agree with fences around the pond. Birds fly over them and turtles get stuck in them. Do not agree with the use of chemicals to kill the lily pads and then letting them sink into the pond. Decreases the health of the pond.

- There are too many expenses that have never been shown to resolve solution of a problem...ie pond , sand on beaches.
- While I typically agree with majority rule, having to pay for improvements (ex. pickle ball court) that I will never use seems a lot to ask; instead, budget it over time out of the tax revenue already paid. It would at least look like a benefit instead of an added expense.
- I think it's fine at the moment.
- Transparent and well planned. I prefer to continue to build reserves and not have to one day face a natural disaster that will bring large assessment's. A few years ago when they lowered or kept the mil rate the same that was a very bad idea.
- I don't know enough really....but my understanding is that we spent a lot of money on the pond, and that might not have worked out. But we do always support the proposed budget.
- I think recent dock issues have brought to light some issues with not increasing fees or looking at long term budgeting. However I do not feel this is reflective of the current finance committee's work.
- There is too much money sitting in interest checking accounts and money market accounts. Look at the last 12 months and determine how much money you need on hand to cover expenses. Short term CDs would be good. It should not be a difficult thing to do.
- Overall satisfied and happy that the capital fund balance has been increased. Would like to hear more about long-term strategic plans.
- Overall I am content, the recent decision to move funds to be controlled by the same individual makes sense and keeps things cleaner, easier to document, and more accountable. One item I feel truly could have been handled better was the project to fix the concrete stairs at the end of the right of way at Griswold and Giants Neck Road. I am unsure what and if ADA compliance is needed for private clubs but there is a serious liability concern with the drop off at the bottom of the stairs and is an accident waiting to happen.
- Add more to the reserve fund.
- The dock is a great example of poor management. To drop a requirement for dock users to pay exorbitant annual lease amounts due to insufficient funds to replace the dock. For the cost paid by dock users we could have owned the dock rather than lease it for 10 years in advance. If it's an association asset, which it is, then own it, reserve it for maintenance and pay for its replacement. Poor financial management.
- We need to increase the budget to plan for unexpected expenses.
- Very thorough and effective.

8. How satisfied are you with long-term planning for our community?

1 - Very dissatisfied



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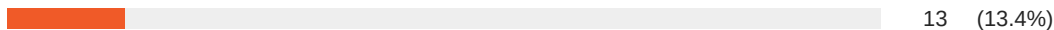
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5 - Very satisfied



Answered: 97 Skipped: 2

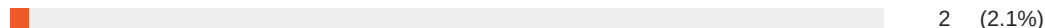
Comments:

- I am unaware of any long-term plan, but that is the nature of us human beings.
- This needs to be a formal process that remains in place from Board to Board. Work has been done in the past only to fall by the wayside when composition of the Board and Presidents change. These are structures that should be kept in place regardless of who is in charge.
- We at this point are taking into consideration future expenses for specific items which is important
- None
- I dont see/hear any discussion about societal changes that will impact us in the future. Should Air/BNB rentals be allowed? Should we make a deal with a local realtor to manage short term summer rentals? Right now its "do your own thing".
- The creation of a long-term planning committee is long overdue and is a great start towards addressing the biggest concern of the association, namely, having a contingency fund.
- We have a plan for the dock. But on the beach we barely keep the wall footings covered with sand. We should regularly look at the pictures from 2018. The newer houses may survive but our infrastructure including the beach and walls and duck pond likely will not. All the sea walls are old and decaying. Rocks keep falling out of the Morhers beach sea walls as the high tides are right up to that wall regularly. In heavy rains the street floods into both the pond and beach. Then the pond drains into the beach and further undermines the wall. Just look! And at the East end there is also no beach at high tide and the earth in front of LaFonds has been reclaimed by the sea already! The sea level is rising and consuming our biggest asset and our BOG big worry is chairs and buckets left on the beach overnight! Sounds more like a asthenic board. Clearly not looking at the long term needs or concerns!
- We need a long term plan for the clubhouse
- Again, Google replacement fund
- Don't want big changes but need to maintain what we have.
- WE HAVE NO POD. UNDERSTAND A COMMITTEE HAD BEEN FORMED.
- Glad this is on the radar for this year.
- There does not seem to be much of a long term plan.

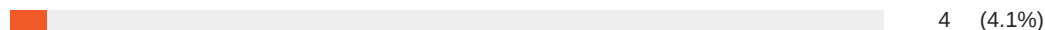
- The need for a long-term plan is well over due. It is a slow process to find the information in our records. As this plan is being developed, the committee should report its progress to the community.
- Board needs to focus on ensuring a more welcoming and safe neighborhood. Allow input from all households with a community vote and majority rule before implementing new rules or enforcing existing rules that historically have not been an issue. eg, no coolers on the beach is a silly rule which is why it has never been enforced and should be removed from the bylaws. Instead of banning overnight storage of beach chairs, umbrellas and toys, why not consider a limit on the number of chairs and umbrellas that each home can leave on the beach. Or perhaps allow portable storage sheds if “aesthetics” is the main concern. Again, more neighbor input with options and voting would have been a friendlier and democratic way to go with this issue
- Is there a written long term plan written out voted on by the residents and followed by the board.
- Previous administrations did not address some long term planning- I think the current board is aware of and in the beginning stages of long term planning for specific projects.
- This is a beach community saving the duck is essential the pond could use a refresh but other alternatives to poison can be examined
- Do we have long term planning?
- Not sure of too much future planning except the boat dock.
- Neutral here but would like to see further long term planning
- I'm really not sure how much I am aware of....I heard about a plan to improve one of the docks. But otherwise I am not aware of long-term plans.
- There is a realization that we need to plan strategically for the future. The plan has yet to be realized however.
- I understand a new committee is being formed. It is much needed.
- Up to now nothing has been done. With a new committee being appointed maybe they will follow through.
- Hopefully the results of this survey will address this.
- There does not seem to be long term strategic planning or widely known capital improvements. Much of this can be lost in the turn over from year to year with a new Board of Governors and part of it is by design, the term limits are term limits for a reason. Being on a Board is thankless and there are tough decisions that need to be made but continuity of long term planning is needed when transitions occur so to prevent drastic shifts in the social temperature or feelings amongst residents. The planning that has occurred in the past is preserved on the website to a degree, however I guarantee a poll could be done and most would not know what those projects have been.
- We have needed a log range and asset management plan for a very long time.
- Each year, it might be helpful to re-circulate what the long-term goals are for our community.
- Not happy with Association Dock repair proposal. Over engineered and very expensive plan for what should be a minor maintenance project. Also, no need to jack the dock rental rates just to keep up with local town docks.
- Thank you for putting out this survey!!
- strategic planning is planned, which is good, outcome remains to be seen
- I understand that there will be a strategic planning committee established. Long overdue.
- Very concerning that long-term capital planning was not contemplated for dock maintenance, repairs and maintenance.
- I don't know. I have not heard much about long term planning
- Satisfied now that we have formed a committee to handle this. Hope that this new addition is effective.

9. How satisfied are you with the communication of information within the community?

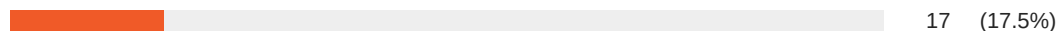
1 - Very dissatisfied



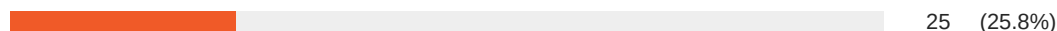
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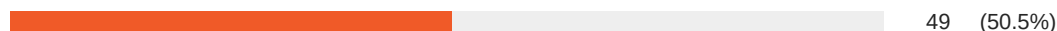
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4



5 - Very satisfied



Answered: 97 Skipped: 2

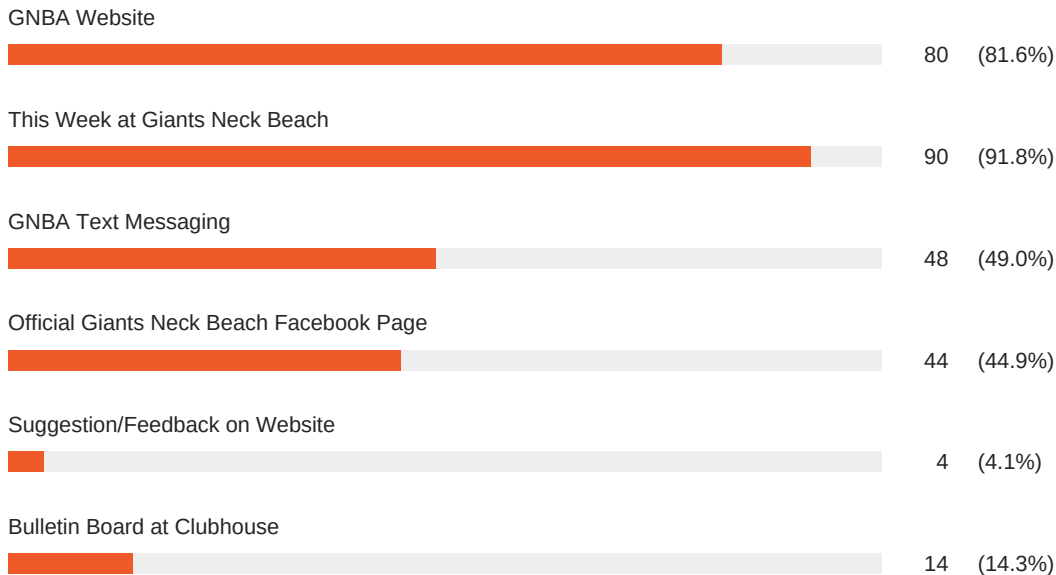
Comments:

- the new courts committee, made up of participants should manage, and promote pickleball and tennis, and control and report on their activities.
- I think it is improving with the use of email and social media
- The outreach and improvements to communications since Mary Ann joined the board are truly exceptional. I do find the website a bit weak in design, and expensive for what it is, but its improvement is not a priority in my mind. It gets the job done.
- None
- I heard word of mouth that the Board was considering the no chair policy. But put it in the weekly email. Weekly emails are good.
- Great job, Mary Ann!
- Again this has been improving
- I HAVE NO PROBLEM., OTHERS MIGHT COMPLAIN.
- I am happy to get the weekly newsletter - it keeps me up-to-date on what is going on in our community.
- Emails and notices are good. Minutes from the meetings are sometimes not readily available or easy to find on the web site. Board communications need to offer more transparency about how the board makes their decisions when there is NO community- wide input or vote on important matters that affect us all.
- We really appreciate the "This Week at Giants Neck Beach" emails.
- It's ridiculous that in this day and age information can only be sent out on Mondays. When the kayaks and small boats were being washed out to sea on a Wednesday at 9:30 there was no way to alert someone unless by looking up a phone number and calling. There should be a texting to admin when there are emergencies
- Wish there could be more electronic options for voting.
- Email and facebook are added additions. The need to identify the non technical residents is very important.
- I am satisfied with communication about clubhouse events and activities.

- The social media posts and emailed newsletters are very helpful!
- Communication has improved dramatically in the last few years.
- I think the beach has tried (a good example is zoning where people complained after the rule changes were made and they said they did not know about the discussions). People simply do not take the time to get involved until it affects them.
- The Monday email blast is much appreciated and has dramatically improved communications.
- The website and email are great organizational tools for routine messaging. Text notifications are also helpful in instances of exigency or true emergency, such as property break-ins or severe weather impacting our neighbors. The Facebook is okay, I do not feel that this is the best avenue for official information as it seems that it is not replicated on the other platforms in its fullest, not everyone uses Facebook, and the way it is set up prevents dialogue. (See previous response for information about dialogue and creation of an account attributed to the BOG). That said- I feel no other social media is an appropriate tool for what the BOG is trying to accomplish with it. That said some of the content posted on Facebook would be more suited for an application called "Nextdoor" which is essentially a community bulletin board, classified listings, news in the neighborhood etc. The official page should just be business. I have not had the need to utilize the Suggestion/ Feedback section on the Website and have been more likely to reach out through my network to speak to decision makers in order to get information or answers that I need for something because it only makes sense to merely talk to someone on the phone or in person as it adds a layer of social fabric and helps improve relationships amongst neighbors.
- Each year (maybe in the spring), the board should send out a message to each homeowner either confirming the mode of communication that they prefer to use or opting into another form.
- GNBA web portal needs improvement - in particular, Board agendas and minutes should be updated more frequently and ALL historic meeting minutes should be posted and easily accessible.
- I learn a lot from my neighbors
- website needs updating.
- Very complete and appreciated.

Communication Tools

10. Which of the following communication tools do you use? Check all that apply.



Answered: 98 Skipped: 1

Comments:

- None
- Occasionally website.
- WORD OF MOUTH,COMMENTS.
- If a new resident welcome packet is developed as has been discussed, instructions should be given on how to access all of these tools as soon as someone moves in.
- The FB page should be open for comments
- Love the communication.
- I am not proficient at computers, and not fully mobile for getting to the clubhouse. My children and grandchildren keep me updated, and general word of mouth.
- I think the beach has made considerable progress in communicating with owners. Unfortunately, many owners don't make the effort to read the notices.
- When I am in town I always check the Bulletin Board at the Clubhouse and I look forward to the "This Week at Giants Neck Beach" as a great way to catch up on what is going on. In the interim sparing moments that I have time to look at social media, the Facebook Page can be helpful at times.
- i didn't even know there was a GNBA text messaging option
- Residents like the signboard on the road. It is cumbersome to use and could use updating.
- A complete collection of options available to all members. Thank you.

Priorities for the Coming Year

11. What should the top three priorities be for the Board of Governors this year?

Responses: 86

Responses:

- 1. restricting rentals length of time to no less than 2 weeks as is done at many other controlled beautiful communities. 2. clean up blight-like properties. 3. properly maintain our best asset which is the beach incl sand levels.
- Maintaining the safety of the community Maintaining the community infrastructure Fiscal responsibility
- More community events, term limits on board members
- 1) Geese removal. 2) Enforcement of no parking, including on frontage right-of-ways and cul-de-sacs. 3) Fiscal discipline. The mill rate is trending upward.
- (1) Need long-term solution to eliminate the geese. Existing strategies have been unsuccessful as evidenced by more geese. Beach access areas, parts of the beach, and the swim area at Mothers' Beach have goose poop intermittently. Both children and adults are exposed to harmful bacteria. The beach committee has done a good job cleaning the beach, but it would require a full-time cleaner to stay ahead of the geese. (2) Concerned about the continued erosion of shoreline from Griswold Street to the Tramontozzi property. Funds need to be allocated to address this issue. (3) Continue to allocate funds for future capital projects.
- Develop a capacity to enforce GNBA regulations, which are currently widely disregarded. Without police or our own officers, rules are meaningless. People bring alcohol and glass onto the beach and have parties there after dusk. Nothing is done about it.
- The Beach...The Beach...The Beach
- 1) The dock replacement with best financial outcome 2) Fiscal responsibility for homeowner GNB taxes 3) Overall security of GNB community
- 1. Resolve the legal issue regarding one homeowners parking of their cars on the Brockett Rd triangle. 2. Require that all committee chairs MUST hold committee meetings at least once per year and before any recommendations are made to the Board regarding actionable items of said committee. Members of committees need to be kept informed and included in decisions of that committee.
- 1.Pickleball & tennis should be available from 8am to 8pm. People not involved should not be on the committee 2.Rules of rentals need to be put in place such as how many a house with so many rooms allow for a certain # of people. 3.Owners parking where not allowed and asked to abide by rules should be towed at owner's expense and not allowed to serve on any boards or committees.
- The rental of homes situation The review of our beach policies/and highlighting the most important for everyone Continue with gatherings that bring the community together
- 1) sand erosion at east end of beach and at stairs 2) allowing chairs/sand toys to be stored at the beach 3) financial planning
- Seem focused on the right areas: Financial stability, summer events.
- improve sand on beach
- A Plan for the Club House/Property Fix the West Beach Enforce parking and speed limit
- Long term capital expense planning; A more equitable arrangement for the dock (180+ people subsidizing 42 users isn't the best) and more options for the greater use; Settle the parking on public areas issue

- 1. Get Sand on Beach. Don't lose the Beach - some of it is already lost at the end, never like this 25 to 45 years ago. It is NOT due to climate change or rising water. It is due to losing sand through the years. 2. I heard there will be a committee to oversee spending on all committees which is good as \$ was given from the beach committee to others when it should have been used for beach sand. 3. Kids summer programs reinstalled would be great.
- Beach erosion Beach erosion Beach erosion
- 1 Use the approved capital funds to get projects done. 2 push hard to get grant money for dock replacement. 3 create long term capital plan
- Car parking/speeding Blighted properties
- 1) long term viability of keeping sand along the shoreline, including status of the wall protecting the road & pond 2) more events on the beach geared at multi- generations. 3) beach access for less mobile residents
- 1. Long term financial planning; 2. Creating a means of enforcement for stated rules and regulations; 3. Creation of an alternate evacuation plan in the case of a natural disaster.
- Make community aware a sex offender resides in our community Prioritize activities for members such as pickleball. Find a more natural solution to controlling lily pads in the pond.
- Long term plan for rising water levels Structural appraisal of all association sea walls and land on the water including the 2 ponds. No fire pits even gas ones, in the front yards Please, keep golf carts out!
- Improve Mothers Beach situation Upgrade playground
- Less rules Allow sanctioned fireworks at least 1 night Put all rule changes out to general vote. No more ruling by committee.
- Support of increase recreational opportunities - expand dock usage for non-boaters, create additional recreation opportunities at the clubhouse or on community grounds (horseshoes, bocce, croquet). Organizational racks for kayaks and paddle boards.
- Proper financial management Relaxing rules such as chairs on the beach Focus on enjoying the community don't make this place sterile let people show their individuality
- 1. Adhere to the zoning regulations 2. Share with GNHBA their costs with key weekend police presence. 3. Work with town to help increase the amount of anchoring in our bay.
- Continue to improve the beaches, causeway and any of the giants neck property impacted by weather/tides/water.
- (1) Rental/visitor management, (2) no pickleball before 9am, (3) better geese management
- Maintaining association amenities. Keeping tax burden from rising. Communication so people can feel comfortable that majority opinion rather than special interest is being followed.
- POD,BUILDING A HEALTHIER RESERVE FUND,GET THE DOCK WORK MOVING
- 1. Parking- very frustrating to see cars repeatedly parked literally in front of no parking signs and on prohibited areas. 2. Short Term Rentals- this needs to be addressed as soon as possible. Suggest a minimum 7 day rental between May 1 and October 1; 3 day minimum in the off-season. The BOG should maintain a registry of properties rented with immediate contact info when issues arise. 3. Long term planning from a capital perspective with consideration to environmental impact on our beaches
- quality of life, access to the ocean amenities, participation of more of teh members in community life
- Long Term Plan Recruit more new faces on our committees Develop a welcome to GNBA kit for new owners. Have an new owners event at the club house.
- Facility Maintenance and Upgrade Priorities Mothers Beach: Repair cracked surface at the main entrance to address safety and accessibility concerns. Clubhouse: Install winterization insulation and upgrade the outdated audio/visual systems. Pond Area: Clear overgrown vegetation and implement goose management/deterrent solutions.

- 1.Emphasis on preserving the uniquely friendly, kid safe, collaborative and engaging community that GNB has maintained until very recently 2. Come up with a permanent solution for the main beach stair issue which may require tearing out the old ones, cutting back into the hill, and building a new set of stairs (if allowed per CT permitting) 3. Continue to provide great communication but with more neighborhood input and board transparency when it comes to changes or decisions in rules or policies that will affect the whole community.
- Bring back youth recreation programs. Have greater communication and transparency with GNIC. Better oversight of Harbor management .
- Address open space Address VRBO/ Rental Strategic Long term planning
- Enforcement of our bylaws. the beach , meaning keeping it maintained
- Keeping beaches cleaner Keeping pond cleaner
- Build Community: Continue to increase neighborhood engagement through social events, gatherings, and community-building activities to foster connection among residents. Modernize & Enforce Rules: Review existing covenants and restrictions. Eliminate obsolete or overly restrictive rules, and enforce the remaining rules that genuinely benefit the neighborhood. Focus on Common Spaces: Focus resources on maintaining and improving shared infrastructure—such as our beach, landscaping right of way areas, addressing erosion —to ensure long-term functionality and protect property values.
- 1. Give follow up on items presented early on in the summer. Summer ends and so much is not resolved and carry over to next year. 2. Enforcement of written policies-alcohol on beach, speeding and going through stop signs, construction rules, parking , general courtesy between 1 resident and another, renters that don't follow policy- is there recrimination to the owner , pet policy -leash necessary and picking up waste.
- '- enforcement of ordinances/bylaws - whether it means finding volunteers to monitor areas that require enforcement or hiring someone outside of the community to enforce bylaws that are being abused -Rental property rules -
- Winterize the clubhouse Maintain health of beach and ponds Address short term rentals
- Court committee Dock repair Community Gathering in the winter, leave the clubhouse open
- Solve the short term rental issue. Keep the beach clean and free from items that should not belong on the beach. Put forward a long term plan.
- '-Duck Pond lily pad management -Trimming back encroaching trees/brush on GNB & GNIC property at end of Mamacock Rd and around the curve, across from gravel passageway -Repair S.BrideBrook poles on sides of roadway damaged by snowplow
- Financial planning in regard to the boat dock for all residents. Add in metal rings along open areas if possible OR wood stakes along the back walls of the beach for residents to tie up kayaks would be super helpful. Even charge for the rings. I would pay every year. Like those the beach front ppl have.
- 1. Geese control 2. Continue to maintain association gardens/areas and trim invasives species/brush 3. Pond aeration/algae control
- Revising the hours of the court so that people can enjoy it during the few months of summer. The court should be open at 8 and close at dark. Accommodations have been made with quiet paddles and balls. For those of us who work, getting home at 6 does not allow enough time to be able to use the court. It would be great to be able to come home from work and play for a bit without worrying that someone was going to come out and yell at me.
- 1. planning for the future--make a list of assets, when maintenance was done, and make a time table to address when things need to be done in the future so that funds are earmarked for re-occurring issues. Clubhouse, court, rental property, beach maintenance. 2. address issues of people racing through the neighborhood and not stopping at stop signs. Is this a police issue? It is not only our own people (who should be interested in this) but people who are delivering for Amazon who are being given a time table of how fast things need to be delivered. Do we need speed cameras that remind everyone of speed on Giants Neck Road and South bridebrook? Do we need removable speed bumps like at Rocky Neck?
- 1. As daily beach users, we prioritize beach access and safety at the Griswold right-of-way. This may include: Adding sand and/or constructing an additional stair step because exposed ledges at the retaining wall have created a safety hazard.

Consider rebuilding the stairs farther back into the hill rather than relying on a temporary-looking gabion/rock-cage solution. Reduce speeding by vehicles entering GNBR, particularly before the duck pond. 2. Improve overall beach and environmental maintenance, including raking seaweed weekly. 3. Animal waste management Add a decoy near the raft area to discourage gulls and reduce droppings. Address overgrowth and worsening odors at the duck pond. Install dog waste bag stations.

- Making decisions and voting on issues that need attention in a timely manner.
- Long term responsible financial planning to maintain the original integrity of GNB Protect of our beaches Safety
- 1- Let all of the residents know that new work rules are in effect - times, days, holidays. It needs to be communicated at all platforms and via mail if there are a group of non technical residents. 2-Foster and recruit more volunteerism getting more residents involved 3-Residents need to be more accountable of their actions and think about their actions being fair and good to their neighbors. Not playing stupid with no disregard to their fellow residents.
- 1: Griswold Rd. beach access stairs, the bottom step is too tall! The other steps and the railing are great. But the bottom step is dangerous. 2: address bird poop on the raft. We will email a picture of one possible solution that is budget-friendly, and worked! 3: could the BOG and community review the policy about small non-motorized boats in the swim area? Kayaks, canoes, paddleboards - they seem totally harmless and totally fun - why can't they be allowed in the swim area?
- Transparency and thoroughness of communications, strategic planning.
- '-Safety (stairs at Griswold, e-scooters, etc.) -Long term financial planning for beach quality (sand, loss of beach front, etc.) -ensuring policies meet the majority needs and not just the preferences of a few vocal or active community members
- Dock Beach Pond
- Updating and enforcing the Bylaws especially parking, enforcement and and cleanup of the blighted house.
- Speed bumps on one way street. Sand pushed up against sea wall in fall. Temporary step at bottom of steps end of griswold Access
- 1.Following the ordinance that everyone is intitled to Quiet Enjoyment of the neighborhood regardless of where they live. 2. Enforcing parking rules- towing if required after several notices. 3. During a board meeting if someone is out of order with negative personal comments they should be asked to leave. After these outbursts people feel intimidated and stop attending meetings
- Geese, parking on the street or GNBA property,
- #1 Beach restoration, #2 Financial controls. #3 GNBA bylaw enforcement.
- Community events, maximizing use of clubhouse and grounds, long term planning (dock, playground etc)
- 1. Finalize the one day rentals of the Right of Ways 2. Continue efforts on the maintenance and beautification of the lower pond. 3. Development of long-range plans (5, 10, and 20 years) I would add winterizing the clubhouse as well
- End the tactless enforcement of regulations. Decade old friendships run very deep here, we are a community and communicating respectfully especially in situations where more delicate handling is necessary should be observed. Reevaluate of bylaws with solicitation of additional bylaw specific surveys sent out to the voting membership followed by a membership wide ballot for approval. Fix the stairs at the right of way of Griswold Road
- 1. Asset management 2. Rental Properties Regulations 3. Succession plan to bring in new Board/Committee members
- 1. Retain the aesthetic composition of our seaside neighborhood and area. 2. Foster an amicable community where we enjoy living here and our neighbors (or at least tolerate them). 3. Maintain fiscal discipline.
- Properties that have become a blight to the neighborhood and abandoned properties.
- 1. Controlling short term rentals 2.health of our pond 3. Beach , the sand seems to be receding, the beach wall footings are showing
- Creating a sense of community Providing opportunities and activities for the members to get together Long term planning and saving for our future

- '-improve communication, improve transparency, work on long term strategic planning
- Strategic planning. Clubhouse needs to be updated particularly the outside deck. Enforcing parking violations on GNIC property.
- '- Better beach and pond maintenance - seaweed, rocks, raking, etc. - As additional cable/fiber carriers enter market, need to somehow limit adding more and more overhead lines; it'll be costly, but develop a long-term plan for underground utilities for better Association aesthetics and much better storm resiliency. - Allow golf carts, consistent with all other area beach communities. With all of the scooters, e-bikes, etc, it really makes no sense that golf carts are not also allowed.
- Community maintenance & improvement Reduction of self-serving residents challenging accepted rules which cause the BOG to have to spend money on legal counsel Community Natural Disaster planning
- Management of docks Social events Engagement with town of E Lyme
- 1. Long term planning 2. Communication 3. Better feel for neighborhood respect and family friendly atmosphere. It seems that there is a lot of bickering and complaints constantly happening as of late. Whether it's beach chairs stored against the wall, pickleball court noise or someone unauthorized to use the beach.
- More summer activities Enforcing the rules Keeping the ponds clean
- keeping costs down; enforcement of rules, i.e. fireworks displays, noise, construction; fostering a friendlier community
- 1. long term planning 2. clarifying the rules and expectations of residents and renters ie: beach rules, construction times , etc 3. more community involvement
- Dock financing Settling parking options (deeded rites or association land continued improvement beach and clubhouse
- Duck pond, beach, clearing walkway on rocks between both docks
- 1. Short term rental problems/issues 2. Unauthorized use of our beaches and parking by non residents. 3. Traffic issues — speeding, failure to obey stop signs, and untrained children recklessly riding bikes and E-bikes.

12. What is the one thing that you would like to change about our community?

Responses: 75

Responses:

- control who is allowed to be on the beach (our main asset). large renter groups and sometimes state park overflow tend to change the complexion of our historically quaint beach.
- Unfortunately over a period of time there has been a lot of enlargement of many of the homes in the community. As this has happened it seems that many people have less scenic views from their homes than they have had in the past. The community has changed a great deal in character.
- Removing the sex offender
- Ban social media.
- I would like the community to recognize the overall benefits of the mixed-use court. Although I have never used it, I have seen the camaraderie by the users. Residents have been more active since it was renovated. I hope that people can continue to resolve their differences over the noise issues.
- We need to have a way to enforce GNBA rules and regulations. It makes no sense to disallow use of the beach at night without control. Or parking without a parking control officer. GNBA tends to pass resolutions that are meaningless because there is no enforcement of existing rules.
- The Beach
- No comment
- since fences can only be a certain height, hedges and trees should not be allowed to block neighbors views.
- Have the presence of a security guard of some kind. Years ago, we had a GNB resident who drove DAILY around the beach 2-3 times in a car with a blinking light on the roof and a Doberman dog beside him. Anyone parked in the incorrect place, wherever, received a ticket. Questionable activity on the dock or beach was checked out. Today, especially with renters allowed, it is difficult to know whether people indeed belong at/on our beach. I do not know whether he was paid at all, or if so, how much. He was a good deterrent, however!
- None
- We are very lucky to have such a wonderful community.
- Wish it was a little more cohesive, though I understand that can be an issue with a lot of seasonal residents.
- Serious consideration of repairing & saving the beach.
- There is favoritism among board of governors decisions are one sided
- There are a few miserable people here. They don't even say hello or waive.
- Slow the traffic down
- Zoning enforcement, contract with a professional to review all major building plans that could affect neighbors and association property.
- More stringent enforcement of rules.
- Place the needs and wants of the majority of residents over the demands of a few bullies.
- No fences on the street side, no matter how small or decorative. We need to be inclusive, not excluding.
- Allow two chairs to be stored at the beach wall

- Less rules
- An inclusive noise ordinance that doesn't just regulate Pickleball - landscaping, construction noise is far more disruptive
- The influx on money into the neighborhood has created a divide between families that have been here for generations and those who would like to see this community turned into The Truman Show. It's gentrification and there needs to be a serious conversation about what direction this community wants to go in
- More no parking signs on roads.
- The issues around the pickleball courts. The lack of respect for others in our community is concerning. Ever interaction I see on the issue around the pickleball courts makes me cringe. The pickleball courts are very important to the community and need to stay.
- Doing a survey of obviously overgrown trees, shrubs and plantings that block water views. We realize this would be voluntary on the part of property owners but some may simply not be aware!?
- Nothing at this time.
- CIVILITY & COMMON SENSE BY SOME RESIDENTS,
- The sense that some residents have that the rules don't apply to them!
- Our community continues to change with more of the homes becoming year round residences. I would like to see the club house upgraded with a new kitchen, handicap bathrooms, more efficient heating system and efficient use of the space under the club house. Make it so it can be used year round.
- Friday night cocktail gathering right on Mothers Beach. It will be a wonderful opportunity to unwind, connect, and enjoy the evening together.
- Harassing and aggressive behavior which occurred over the 4th during the fireworks display should not be tolerated. Need to get back the welcoming and tolerant community we have been accustomed to all these years.
- Respect for the neighborhood and common courtesy for neighbors. Examples: The survey about killing geese. Unbelievable. Noise (including construction trucks entering the neighborhood) starting before 8 AM and fireworks late at night.
- Make summer longer.
- Bringing the community together more. The past few years has brought in families that have no connection with this community and it has caused many different disconnects.
- Wish there was more permitted parking space for family and friends
- Designate specific hours on the pickleball court when players can use regular tournament-regulated paddles, instead of quiet paddles. While preserving neighborhood peace is important, the blanket ban on standard pickleball paddles fundamentally changes the sport. Quiet paddles drastically alter ball speed, spin, and play mechanics, making the game feel entirely different and less authentic. To balance community quiet with proper play, designate specific hours for regular, tournament-regulated paddles. This compromise: 1) Protects Quiet Times: limits standard paddles to specific, reasonable daytime windows and 2) Preserves Authentic Play: restores proper ball speed, spin, and equipment standards for those seeking an authentic experience.
- Same as above
- Limit use of gas powered landscaping equipment
- Court times

- Since the use of the GNIC property between Brockett Rd & Mamacock Rd has been grandfathered & used as a passageway, how could something be done so that the town would be allowed to drive through? All town trucks have to drive up but then back down the street, at their peril. Property owners maintain this passage, at their expense, but lose services - like getting plowed "in" when the snow piles up at the end of the road; the sand sweepers leave almost the whole end of the street untouched; trash/recycle pick-ups drive in and back out; mail delivery to 4 houses on Mamacock were threatened not to receive mail if we did not move the mailboxes to the end of the street for the p.o. worker's convenience.
- Allow golf carts. Even small ones.
- I am generally satisfied with the association/community.
- Having a few members dictate the rules for our community
- The culture-- the culture of doing things without thinking of how what you are doing impacts others. The culture of talking to neighbors without kindness.
- As mentioned earlier in the survey, it does feel like the association prioritizes appeasing a vocal minority, over what serves the broader community. In particular, we would like to see a process put into place for community input when association rules are changing. Recent major policy changes (such as reducing pickleball hours, forbidding beach chairs and umbrellas be left on the beach overnight, parking during fireworks) should be decided by community vote rather than solely by the board. It seems like a vocal minority have undue influence on changing longstanding ways of operating. When asked for survey input, one family member said "let the new people change whatever rules they want, but we've been coming here for generations and should be grandfathered in to the old ways of operating". Specific requests include: Eliminate the ban on coolers on the beach. GNBA is a family place, and the ban on coolers makes it harder for families to provide food/snacks for children throughout the day. Continue allowing kayaks in the swim area, since crowding has not been a problem. Reconsider restrictions on chairs, umbrellas, and other beach uses. We feel that the beach is a place to be enjoyed, and are not bothered by the evidence of families playing on the beach.
- Having more people become involved and volunteer to help on committees.
- All community members followed the by-laws and black book as they are written without exception for "special" members.
- The attitudes and a handful of residents and their feeling of entitlement. They need to foster positive changes that are fairly voted in by the residents and accept them and follow the changes.
- There has been an unfortunate increase in confrontational behavior; for example, a community member yelling at a young family using a canoe in the swim area. He wasn't even on the beach, and in fact, no one else was on the beach or in the water. So if felt aggressive, and unnecessary. Another example, someone got yelled at (extensively) for pulling over briefly to watch fireworks. We recognize that in both cases, the person was indeed violating a rule, but the contentious and aggressive behavior is not ideal for maintaining a friendly and respectful community. It also seems that some rules are expected to be followed (no kayaks in swim area) but others are ignored (no dogs on the beach). This inconsistency could also breed resentment. We really appreciate the work of the board, and we don't want to create more work or open a can of worms....but we are wondering if there's any consideration of a comprehensive review of the bylaws for possible updates, and a corresponding community-wide conversation.
- Consistency in terms of application of rules.
- bring back chair storage (within reason) to the beach, it was a huge selling point for our young family to not have to transport chairs and toys daily which was what we used to do when renting in public beach areas, a factor in purchasing in a private association was that this was allowed.
- Let us leave our chairs and umbrellas on the beach .
- No telephone poles and above ground power lines. All should be underground.
- I love the community. We need to resolve the encroachments and have signage for common areas. Have owners fill in their renters about rules and regulations.
- If possible, limit the amount of short-term renters during the summer.
- I would like to see the community work together. Years ago a group of guys would put the raft out and have a few beers together. The tree that fell on the club house deck a few years ago would have been cleaned and taken to the dump the next

day by volunteers. The playground was built by some of these same people . Committees would actually meet and do work in the Memorial garden, today we pay for work to be done and most committees do not even meet or have minuets of what they are doing. I would like to see committees be required to meet once a year with published minuets.

- Adhere to stricter compliance with G.N.B.A. Charter PURPOSES as written.
- I would like for the community to return to it's seemingly family focussed fun atmosphere where neighbors greet each other with respect and kindness for generations to cherish.
- This is a family beach and we are all neighbors. I wish they would act like good neighbors and treat each other's with respect and solve their problems among themselves. The BOG should not have to deal with petty problems.
- I grew up here and years ago we used to have a dedicated constable. For years it was Mr. Cable who was a full-time GNBA resident. After Mr. Cable, we then had a constable/security guard who also lived in the caretakers cottage. Mr. Cable and the subsequent security guards served multiple roles: from serving as a local security presence to protect against outside criminals or trespassers to the beach, to acting as a 'gentle enforcer/reminder' to residents of GNBA rules and regulations (such as parking on the streets, excessive noise, etc.). I would suggest that we look into the feasibility of re-instating a dedicated constable/security guard. Given the house break-ins last year (which unfortunately will probably not be the last), to current issues regarding bad behavior on the part of short-time renters, to residents parking on the streets, it seems like having a constable/security guard might be warranted. Perhaps we can use the caretakers cottage as an incentive as well. If this proves to be too costly or difficult to implement, perhaps we re-address having a security guard at the entrance to the beach during the summer months.
- The biggest issue I see in this community presently is for the board to immediately address regulating short term rentals. These rentals have the ability to change the nature of our private beach which has been a staple (treasure!) forever! If this is not done there will be all types of unwanted side effects.
- I wish people could be more patient and understanding with their neighbors. Work together for a greater good.
- increase diversity
- The negative attitudes that some members of our community exhibit at meetings.
- Not sure how, but need to somehow limit weekend traffic from entering GNBA to search for a parking spot to access Rocky Neck State Park. Keep GNBA private.
- Limiting how many people can occupy a rented house maybe based on square footage and have a more formal "registration" system to increase the chances that guests abide by the same rules as residents.
- Less regulation and more accepting and respectful behavior
- Restrict short-term rentals for homes with absent landlords
- stop referring to it as a HOA in real estate listings and elsewhere
- More involvement and less criticism.
- No telephone poles. All wires underground
- Would like to see effective methodology for enforcing all rules and bylaws and collecting fines where applicable.

Additional Comments

13. Please use this space to add anything you would like to communicate to the Board of Governors.

Responses: 43

Responses:

- Improve cell service - I am aware this is not the community's responsibility
- NA
- THANK YOU FOR YOUR SERVICE!!
- thanks for putting out this survey. Very much appreciated.
- None
- I'm against a suggestion to expand the hours of pickleball, especially to make the start time earlier.
- Go back to East Lyme quiet hours. Work with the police department for any nuisance problems (resident or tenant/rentals) as I hate to make the board be the heavy in such situations. Possibly remove the jetty at the West beach to help keep it cleaner. More information about GNIC (what do they do??). Can anybody attend association committee meetings? Love the get togethers. Thank you for doing a wonderful job trying to keep the association and the neighborhood on an even keel.
- Several decisions are made to benefit board of governors not members one sided decisions
- Na
- Congratulations for cleaning up the beach! The amount of personal stuff left overnight was out of control!
- The BOG should explain to the association why the chairs and junk on the beach was an issue. They hid behind and out dated rule....the same rule book also says no food or beverages on the beach....if I recall
- The community feels less welcoming than it has in the past. Rule changes should be put out for a general vote rather than administered by committee and boards. It seems that a few squeaky wheels cause everyone to have to change their safe, fun-loving routines. Enforcement of rules feels ridiculous. Chairs and kayaks against the wall on the beach don't matter except to those who have nothing else to complain about. There is no state law against kayaking in a swim area, so stop telling people there is. Departing and returning to the beach via kayak should be available from the swim area. People should not be threatened that their swim float or kayak will be 'confiscated' if it is seen in the swim area. There is no drowning hazard from kids getting stuck under a float. By that logic, they can also get stuck under the raft.
- We are very grateful to live in a resort style community, and any efforts that can be made toward encouraging that lifestyle are greatly appreciated!
- Our volunteers all do an excellent job. And I thank them for what they do.
- We appreciate the time and energy the Board commits to making GNB a great place to live.
- I share recent concerns about beach clutter and appreciate efforts that have been effective to address the problem. I am concerned about overpopulation of geese and think this needs to continue to be worked on especially in the winter. I would support reasonable restrictions on short term rentals to balance owners' who need additional income with the burden/imposition placed on neighbors of rental houses. I think we need to absolutely guard against our community being a target for people who want to run beach house rental businesses for profit. This would have a terrible impact on our community!
- RESIDENTS QUIT COMPLAINING, GET INVOLVED, FOLLOW OUR RULES ABOUT GNBA & What GNIC DOES. ENFORCE OUR RULES, SPEEDING & PARKING. NEW ISSUE, E BIKES & SCOOTERS, LIABILITY ISSUES.

- Glad to see the beach storage issue addressed quickly when it got out of control. Our beaches look beautiful!
- Thank you BOG for all your work in making our community a great place to live in.
- Thank you for your hard work!
- Has there been any discussion or solutions proposed by the beach committee to address the copious amount of seagull and other bird poop that covers the raft all summer long? If not, perhaps a bucket and long handled brush or mop could be provided and secured at the raft for individuals to use as needed for clean-up.
- I want to express my gratitude to the BOG for your time and working hard to keep our neighborhood running smoothly. On a personal note, as a part-time resident, the ability to attend meetings via Zoom has been fantastic. It makes participation accessible from anywhere and helps us stay actively involved in community matters even when we are away. Thank you for your continued leadership and commitment to our neighborhood.
- We appreciate your hard work. These thoughts are made with perspective of someone who sees how the beach has developed in my 74 years ... beginning with visits to my grandmother to now owning the house. I realize that making everything perfect is not doable. But as always I appreciate the effort to stay in touch.
- Great community to live I am grateful for the residents that step up and volunteer for various committees
- You are doing a great job. Thank you
- Let's create peace and harmony there is a lot of anger and hurt feelings this is a time to repair
- Thank you for all that you do. I know it's a thankless job and we greatly appreciate it.
- Keep up the good work.
- GNBA was historically a family place, with children riding bikes around the neighborhood, families enjoying the beach, and yards being a little messy. GNBA is so special, it inspired a book about summer cottages. The neighborhood doesn't feel as welcoming as it used to, and it feels less and less like a place to gather with family and friends, relax, and enjoy the beach.
- We must preserve this unique and beautiful environment.
- Thank you for your service!! This is a truly special place, and we appreciate everything you do to support the community. We hope that we can maintain a friendly and welcoming atmosphere for everyone.
- Too much micromanagement
- I firmly believe that our community either is or will shortly be faced with issues concerning short term rentals. I think there should be a minimum of a week, local management should be available, rules communicated and enforced with fines. We should make sure residents know what to do (contact) in what order to resolve issues. Calling the police is clearly a solution (should not be discouraged) at the appropriate time based on the infraction. availability of a solution internally, time of day and fear of confrontation.
- I think this is a great survey and I hope people take advantage to respond with some positive comments. Also while I am on a roll I would like to see the entrance around the sign to our homes cleaned on a regular basis, it was cleared of vegetation once in June and has not been done since. Thank you
- Thank you for the opportunity to provide feedback
- Thank you for your time and effort
- Return of programming such as tennis lessons, swimming lessons, pickle ball lessons and such for children. Recognizing the insurance concerns and risks associated with these types of programming, it still would be worthwhile to look into the possibility of such programming that has not really been present since the late 1990's/ early 2000's due to generational age gaps.
- I am pleased with all work the BOG has done. They are volunteers and they deserve our respect. I have been coming here for 67 years, and my kids and grandkids will carry on the tradition. Thank You

- Who is in charge to watch over the courts? A member of my family was told they had to get off the court because they didn't sign up. When he said he was family and full well intended to leave if someone came that had signed up. Also , people are told that it is closing time 10" before 7:00.
- You all have my gratitude for your service to our community.
- There seem to be more people here as vacationers. It is difficult to know who is really using our beach as more and more people are unloading trucks/cars for the day. A car decal would be helpful . Parking along roads is also a concern.
- I wish to offer my sincere thanks to the BOG members for their dedication to managing our common needs and concerns and further, for their patience for any rude behavior, ridicule and/or finger-pointing they have most recently publicly endured.
- It would be nice if some how the cars going up Giants Neck Rd would slow down. A sign maybe stating at the beginning around the 'Little Beach.'